

EXHIBIT A

Fill in this information to identify the case:

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Debtor 1 Ida F. Spruill

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of PA
(State)

Case number 25-10117 PMM

Official Form 410

Proof of Claim

12/24

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

1. Who is the current creditor?	<u>Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania</u> Name of the current creditor (the person or entity to be paid for this claim) Other names the creditor used with the debtor _____	
2. Has this claim been acquired from someone else?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
3. Where should notices and payments to the creditor be sent? Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Where should notices to the creditor be sent? <u>Citizens Bank, N.A.</u> Name <u>10561 Telegraph Road</u> Number Street <u>Glen Allen, VA 23059</u> City State ZIP Code Contact phone <u>(800) 234-6002</u> Contact email <u>mary@javardianlaw.cor</u> Uniform claim identifier (if you use one): _____	Where should payments to the creditor be sent? (if different) <u>Citizens Bank, N.A.</u> Name <u>P.O. Box 2800</u> Number Street <u>Glen Allen, VA 23058</u> City State ZIP Code Contact phone <u>(800) 234-6002</u> Contact email <u>mary@javardianlaw.cor</u>
4. Does this claim amend one already filed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on _____ MM / DD / YYYY	
5. Do you know if anyone else has filed a proof of claim for this claim?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____	

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor? ☐ No
☒ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: 7 6 2 2

7. How much is the claim? \$ 56,330.31. Does this amount include interest or other charges?
☐ No
☒ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card.
Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).
Limit disclosing information that is entitled to privacy, such as health care information.

9. Is all or part of the claim secured? ☐ No
☒ Yes. The claim is secured by a lien on property.
Nature of property: 1114 W. Nevada St., Philadelphia, PA 19133
☒ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.
☐ Motor vehicle
☐ Other. Describe: mortgage
Basis for perfection: _____
Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)
Value of property: \$ _____
Amount of the claim that is secured: \$ 56,330.31
Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.)
Amount necessary to cure any default as of the date of the petition: \$ 11,722.89
Annual Interest Rate (when case was filed) 12.750%
☐ Fixed
☒ Variable

10. Is this claim based on a lease? ☒ No
☐ Yes. Amount necessary to cure any default as of the date of the petition. \$ _____

11. Is this claim subject to a right of setoff? ☒ No
☐ Yes. Identify the property: _____

12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

☒ No

☐ Yes. Check one:

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

Amount entitled to priority

\$ _____

☐ Up to \$3,350* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

\$ _____

☐ Wages, salaries, or commissions (up to \$15,150*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

\$ _____

☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

\$ _____

☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

\$ _____

☐ Other. Specify subsection of 11 U.S.C. § 507(a)() that applies.

\$ _____

* Amounts are subject to adjustment on 4/01/25 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(3) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☐ I am the creditor.

☒ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 2/10/2025
MM / DD / YYYY

/s/ Mary F. Kennedy

Signature

Print the name of the person who is completing and signing this claim:

Name	Mary	F.	Kennedy
	First name	Middle name	Last name
Title	Attorney for: Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania		
Company	Law Office of Gregory Javardian, LLC		
	Identify the corporate servicer as the company if the authorized agent is a servicer.		
Address	1310	Industrial Boulevard, 1st Floor, Suite 101	
	Number	Street	
	Southampton,	PA	18966
	City	State	ZIP Code
Contact phone	(215) 942-9690	Email	mary@javardianlaw.com

Mortgage Proof of Claim Attachment

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(12/23)

If you file a claim secured by a security interest in the debtor's principal residence, you must use this form as an attachment to your proof of claim. See separate instructions.

Part 1: Mortgage and Case Information		Part 2: Total Debt Calculation		Part 3: Arrearage as of Date of the Petition		Part 4: Monthly Mortgage Payment	
Case number:	<u>25-10117 PMM</u>	Principal balance:	<u>\$44,390.33</u>	Principal due:	<u> </u>	Principal & interest:	<u>\$449.68</u>
Debtor 1:	<u>Ida F. Spruill</u>	Interest due:	<u>\$7,541.75</u>	Interest due:	<u>\$7,324.66</u>	Monthly escrow:	<u> </u>
Debtor 2:	<u> </u>	Fees, costs due:	<u>\$4,398.23</u>	Prepetition fees due:	<u>\$4,398.23</u>	Private mortgage insurance:	<u> </u>
Last 4 digits to identify:	<u>7622</u>	Escrow deficiency for funds advanced:	<u> </u>	Escrow deficiency for funds advanced:	<u> </u>	Total monthly payment:	<u>\$449.68</u>
Creditor:	<u>Citizens Bank, N.A.</u>	Less total funds on hand: -	<u> </u>	Less funds on hand: -	<u> </u>		
Servicer:	<u>Citizens Bank, N.A.</u>	Total debt:	<u>\$56,330.31</u>	Total prepetition arrearage:	<u>\$11,722.89</u>		
Fixed accrual/daily simple interest/other: <u>daily simple</u>							

Part 5 : Loan Payment History from First Date of Default

Account Activity							How Funds Were Applied/Amount Incurred					Balance After Amount Received or Incurred				
A.	B.	C.	D.	E.	F.	G.	H.	I.	J.	K.	L.	M.	N.	O.	P.	Q.
Date	Contractual payment amount	Funds received	Amount incurred	Description	Contractual due date	Prin, int & esc past due balance	Amount to principal	Amount to interest	Amount to escrow	Amount to fees or charges	Unapplied funds	Principal balance	Accrued interest balance	Escrow balance	Fees / Charges balance	Unapplied funds balance
1/23/2023	478.87			Payment due		478.87						44,390.33				
2/23/2023	471.26			Payment due		950.13						44,390.33				
3/8/2023		500.00		Funds received	1/23/2023	471.26		500.00				44,390.33				
3/11/2023			20.00	Late charge						-20.00					20.00	
3/23/2023	425.66			Payment due		896.92						44,390.33				
4/8/2023			20.00	Late charge						-20.00					40.00	
4/11/2023		500.00		Funds received	2/23/2023	425.66		500.00				44,390.33				
4/23/2023	480.70			Payment due		906.36						44,390.33				
5/8/2023		494.31		Funds received	3/23/2023	480.70		494.31				44,390.33				
5/23/2023	474.31			Payment due		955.01						44,390.33				
6/8/2023			20.00	Late charge						-20.00					60.00	
6/13/2023		400.00		Funds received	4/23/2023	474.31		400.00				44,390.33				
6/23/2023	490.11			Payment due		964.42						44,390.33				
7/9/2023			20.00	Late charge						-20.00					80.00	
7/23/2023	483.43			Payment due		1,447.85						44,390.33				

Mortgage Proof of Claim Attachment: **Additional Page**

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Case number:

Debtor 1:

Part 5 : Loan Payment History from First Date of Default

Account Activity						How Funds Were Applied/Amount Incurred						Balance After Amount Received or Incurred				
A. Date	B. Contractual payment amount	C. Funds received	D. Amount incurred	E. Description	F. Contractual due date	G. Prin, int & esc past due balance	H. Amount to principal	I. Amount to interest	J. Amount to escrow	K. Amount to fees or charges	L. Unapplied funds	M. Principal balance	N. Accrued interest balance	O. Escrow balance	P. Fees / Charges balance	Q. Unapplied funds balance
8/4/2023		300.00		Funds received				300.00				44,390.33				
8/8/2023			20.00	Late charge						-20.00					100.00	
8/23/2023	499.55			Payment due		1,947.40						44,390.33				
8/23/2023		300.00		Funds received	5/23/2023	1,473.09		300.00				44,390.33				
9/8/2023			20.00	Late charge						-20.00					120.00	
9/22/2023		300.00		Funds received	6/23/2023	982.98		300.00				44,390.33				
9/22/2023		64.71		Funds received				64.71				44,390.33				
9/23/2023	508.96			Payment due		1491.94						44,390.33				
10/9/2023			20.00	Late charge						20.00					140.00	
10/11/2023		523.43		Funds received	7/23/2023	1,008.51		523.43				44,390.33				
10/23/2023	492.55			Payment due		1,501.06						44,390.33				
11/8/2023			20.00	Late charge						-20.00					160.00	
11/23/2023	449.92			Payment due		1,950.98						44,390.33				
11/29/2023		500.00		Funds received	8/23/2023	1,451.43		500.00				44,390.33				
12/9/2023			20.00	Late charge						-20.00					180.00	
12/23/2023	492.55			Payment due		1,943.98						44,390.33				
1/2/2024		550.00		Funds received	9/23/2023	1,435.02		550.00				44,390.33				
1/23/2024	508.97			Payment due		1,943.99						44,390.33				
2/6/2024		400.00		Funds received	10/23/2023	1,451.44		400.00				44,390.33				
2/23/2024	507.58			Payment due		1,959.02						44,390.33				
3/6/2024			30.00	Property inspection						-30.00					210.00	
3/23/2024	540.32			Payment due		2,499.34						44,390.33				
3/28/2024			455.00	Appraisal						-455.00					665.00	
4/3/2024			30.00	Property inspection						-30.00					695.00	
4/17/2024			50.00	Attorney fee						-50.00					745.00	

[illegible]